

November 14, 2024

Dear Sir/Madam:

**RE: Application for Consent File Nos. B111/24 & B112/24  
Owner: 1966780 Ontario Inc.**

This is to advise that two Applications for Consent have been submitted to the Hastings County Land Division Office. As you own land within 60 metres of the subject property, we are providing a description of the applications and a copy of the sketch showing the proposed severances (*see over*).

Any person or public body may make written submissions to the Hastings County Planning Advisory and Land Division Committee in writing, concerning the proposed consent applications. ***Please take note that any objections must include your name, address, telephone number and reasons for your objection.*** As a requirement of the Planning Act neighbours are allowed 14 days' notice from the mailing date of this notification to file an objection; following the 14 days, if no objections are received, the applications will be presented to the Hastings County Planning & Land Division Committee at the next scheduled meeting. Any written submissions (including your name but excluding personal contact information) will form part of the public record and may be made available to Planning Committee and the public.

If you wish to be notified of the decision of the Hastings County Planning & Land Division Committee in respect of the proposed consents, you must make a written request to the Hastings County Land Division Office.

Should you have any questions or concerns, please contact the undersigned at 235 Pinnacle Street, P.O. Bag 4400, Belleville, Ontario K8N 3A9 during the hours of 8:30 a.m. and 4:30 p.m., by calling me at (613) 966-6712 (extension 4008) or by e-mail at [westerhofL@hastingscounty.com](mailto:westerhofL@hastingscounty.com)

Yours truly,



Liz Westerhof  
Land Division Secretary  
Planning & Development Department  
Hastings County

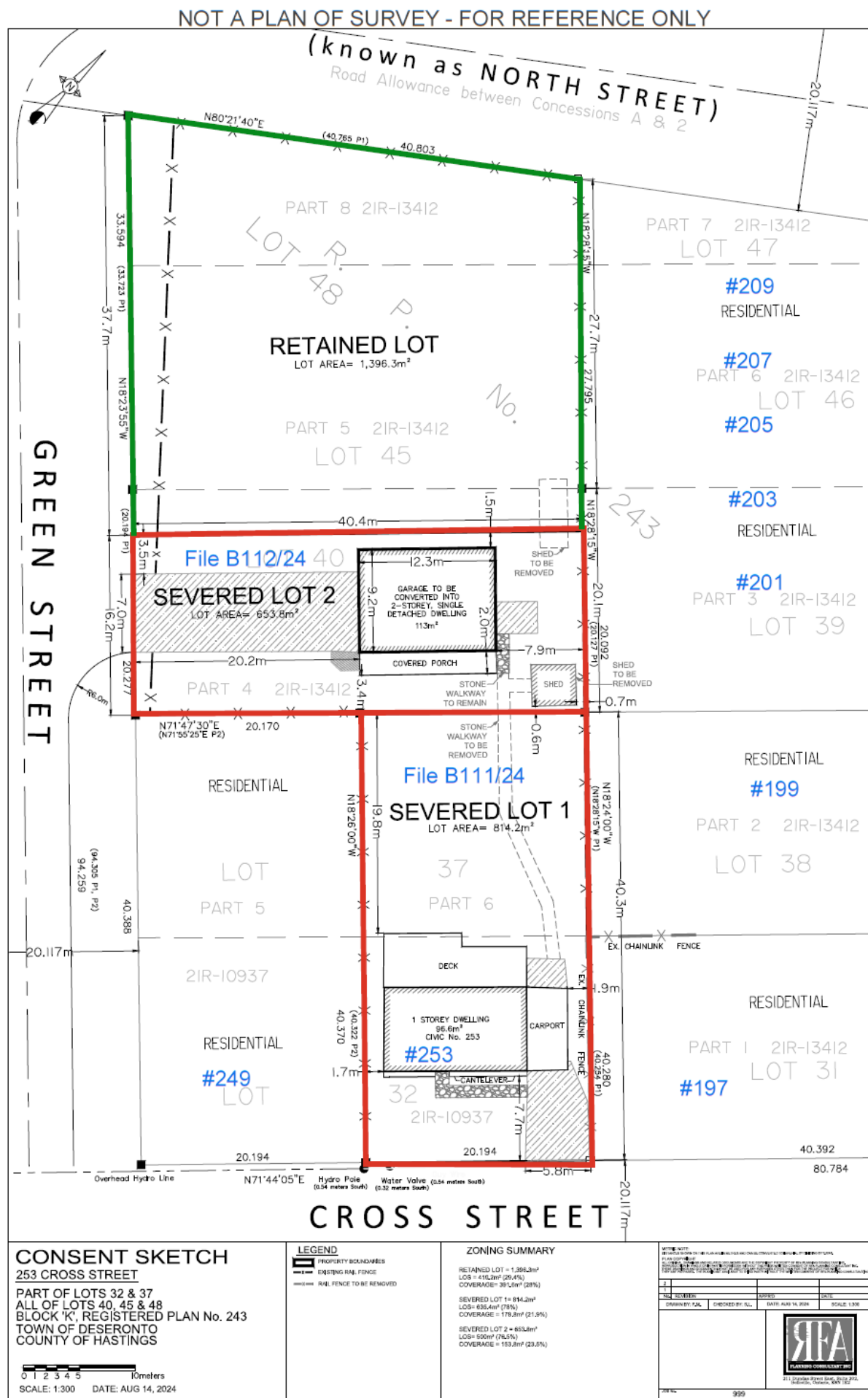
**If you are a person with a disability, and need Hastings County information provided in another format, please contact the Land Division Secretary.**

*over* ▶

**APPLICATION INFORMATION**

<b>Owner of Subject Lands:</b>	1966780 Ontario Inc.
<b>Civic Address:</b>	253 Cross Street
<b>Legal Description:</b>	FIRSTLY: E1/2 LT 32 & 37 BLK K PL 243; DESERONTO; COUNTY OF HASTINGS. SECONDLY: LT 40, 45 & 48 PLK K PL 243; DESERONTO; COUNTY OF HASTINGS
<b>Severed Lot 1 (File B111/24):</b>	<b>Frontage:</b> 20.1 m (65.9 ft) Cross St <b>Area:</b> 814.2 sq m (8,764 sq ft)
<b>Severed Lot 2 (File B112/24):</b>	<b>Frontage:</b> 16.2 m (53 ft) Green St <b>Area:</b> 653.8 sq m (7,037 sq ft)
<b>Retained Lot:</b>	<b>Frontage:</b> 37.7 m (123.6 ft) Green St <b>Area:</b> 1,396.3 sq m (15,030 sq ft) <b>Frontage:</b> 40.8 m (133.8 ft) North St
<b>Official Plan Designation:</b>	Urban Residential – Part B Urban Communities Secondary Plan
<b>Current Zoning:</b>	Residential Type One (R1) Zone
<b>Type of Consent(s):</b>	New Lots (X) Lot Addition ( ) Other:
<b>Purpose and Effect:</b>	<p><b>Description of Proposal</b></p> <p>The subject lands are considered a through lot located on the north side of Cross Street, the east side of Green Street and the south side of North Street in the Town of Deseronto and is known municipally as 253 Cross Street.</p> <p>The subject lands are developed with a 96.6 square metre (1,040 sq ft) single detached dwelling fronting Cross Street and a 113 square metre (1,216 sq ft) detached accessory garage that gains access from Green Street.</p> <p>The applicant proposes to create 2 new residential lots, each will consist of the existing structures respectively. Severed lot no. 1 will have a lot area of approximately 814.2 square metres (0.2 ac) with 20.1 metres (65.9 ft) of frontage on the north side of Cross Street. This proposed lot will contain the existing single detached dwelling.</p> <p>Severed lot no. 2 will have a lot area of approximately 653.3 square metres (0.16 ac) with 16.2 metres (53 ft) frontage on the east side of Green Street. This proposed lot will contain the existing detached garage however the intention is to convert this detached garage into a single detached dwelling.</p> <p>The retained lands will have a lot area of approximately 1,396 square metres (0.34 ac) and will have 37.7 metres (123 ft) frontage on the east side of Green Street and 40.8 metres (133 ft) frontage on the south side of North Street. The retained lands are vacant and there are no plans for development at this time.</p> <p><b>Zoning By-law</b></p> <p>The subject lands are zoned the <b>Residential Type 1 (R1) Zone</b> in the Town of Deseronto comprehensive Zoning Bylaw 27-2023, as amended.</p> <p>The existing residential use on severed lot no. 1 is a permitted use in the <b>Residential Type 1 (R1) Zone</b>. The existing structure on severed lot no. 2 is currently deemed an accessory use to the existing single detached dwelling at 253 Cross Street, however the resulting effect of these consent applications will separate the existing buildings. As such, the existing detached garage as a stand-alone use on severed lot no. 2 is not permitted in the <b>Residential Type 1 (R1) Zone</b>. It is the applicant's intention to convert the existing detached garage into a single detached dwelling. Therefore, to ensure the conversion of this building occurs, a condition will be included requiring a building permit and/or an occupancy permit for a residential use has been issued for the repurposing of the structure located on severed lot no. 2.</p> <p>Within the <b>Residential Type 1 (R1) Zone</b>, the minimum lot area requirements for a single detached dwelling on municipal piped water and sanitary services is 550 square metres with a minimum lot frontage requirement of 15 metres.</p> <p>As each of the retained and severed lots will be serviced by municipal piped water and sanitary services, each proposed lot will comply with the minimum lot area and lot frontage requirements for a single detached dwelling in the <b>Residential Type 1 (R1) Zone</b>.</p>

As there are existing structures on the proposed severed lot no. 1 and proposed severed lot no. 2, it will be required that a detailed sketch prepared by an Ontario Land Surveyor be provided that indicates the existing setbacks for each of buildings on the severed lots to ensure compliance with the **Residential First Density (R1) Zone**.



**For a full copy of the Application for Consent, additional information, or material regarding this application, please send your request to:**  
**County of Hastings, Planning and Development Department**  
 Attn: Liz Westerhof, Land Division Secretary  
 235 Pinnacle Street, P.O. Bag 4400, Belleville, Ontario K8N 3A9  
[westerhofL@hastingscounty.com](mailto:westerhofL@hastingscounty.com) or Fax: (613) 966-7654